

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
ALEXANDRIA DIVISION

In re: )  
 )  
EAGLE PROPERTIES AND ) CASE NO. 23-10566-KHK  
INVESTMENTS LLC ) CHAPTER 7  
 )  
Debtor )

**TRUSTEE'S OPERATING REPORT FOR PERIOD MAY 1, 2025 TO**  
**MAY 31, 2025**

H. Jason Gold, Trustee, pursuant to the Court's Order entered April 25, 2024 (ECF 424) submits this Monthly Operating Report for the period commencing May 1, 2025 and ending May 31, 2025. Attached to this report are (1) a detailed report of the disposition of the case and the various rental properties; (2) a detailed statement of rent receipts and management fees and expenses for each property from RealMarkets; and (3) other receipts and expenses incurred by the trustee.

Respectfully submitted,

H. JASON GOLD, TRUSTEE  
By Counsel

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By: /s/ Dylan G. Trache  
Dylan G. Trache, Va. Bar No. 45939

*Counsel to the Chapter 7 Trustee*



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**Executive Summary  
Asset Management  
Eagle Properties and Investments, LLC (23-10566-KHK)  
May 2025**

**FINAL ASSET MANAGEMENT REPORT**

**Property Update**

The only remaining property in this case, 6961 Sterling Road, Harrisburg, PA, went to closing on May 21, 2025.

**Insurance Update**

The State Farm insurance on 6961 Sterling Road has been cancelled.

**Invoices**

To the best of my knowledge, aside from the three invoices paid and accounted for in this report, there are no more outstanding property-related invoices in this case.

On May 29, 2025, I sent a check for \$500.00 check to the Trustee related to expense overages associated with 7180 Jonestown Road.

**Tenant Status**

- The property is vacant.

**Advanced Funding**

The Trustee reimbursed RealMarkets for the following out-of-pocket expenses:

- \$390.00 – March 2024
- \$3,733.15 – April 2024
- \$3,919.58 – May 2024
- \$5,374.21 – June 2024
- \$5,539.91 – July 2024
- \$1,538.12 – August 2024
- \$1,187.02 - September 2024
- \$3,327.76 – October 2024
- \$1,016.15 – November 2024
- \$250.69 – December 2024
- \$582.17 – January 2025
- \$329.47 – February 2025
- \$388.75 – March 2025
- \$357.86 – April 2025

- \$208.30 – May 2025 – Final Invoice

Thank you for the opportunity to be of service.

Sincerely,

**Stephen Karbelk**

Team Leader RealMarkets, a CENTURY 21 New Millennium team  
Court Appointed Asset Manager, Eagle Properties and Investments LLC



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**Income and Expense Analysis – April 2025**  
**Eagle Properties and Investments, LLC**

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**6961 Sterling Road, Harrisburg, PA**

**Lender: ABL PRC Residential Credit Acquisition**

Income	April 2025	Payee	Notes
Rent	\$0.00	Vacant	Vacant
<b>Expenses</b>			
Insurance	\$56.83	State Farm	Paid 5/13/25
Electric	\$104.61 \$46.86	PPL Electric	4/1 to 5/1/25 5/1 to 5/23/25 – Final Bill
Water	\$0.00	PA American Water	Final Bill paid by Title Company
Sewer	\$0.00	Lower Paxton	Final Bill paid by Title Company
Landscaping	\$0.00		N/A
Maintenance	\$0.00		N/A
Other	\$0.00		N/A
Net Proceeds	(\$208.30)		



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**Insurance Schedule – May 2025**  
**Eagle Properties and Investments, LLC**

<b>Property</b>	<b>Insurance Carrier</b>	<b>Status</b>
6961 Sterling Road, Harrisburg, PA	State Farm	Cancelled May 23, 2025 with a May 22, 2025 effective date. The property went to closing on May 21, 2025.



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**Rent Roll and Receipts – May 2025**  
**Eagle Properties and Investments, LLC**

<b>Property</b>	<b>Scheduled Rent</b>	<b>March 2025 Rent Received</b>	<b>Comments</b>
6961 Sterling Road, Harrisburg, PA	\$0.00	\$0.00	Tenant moved out in January 2025; property is vacant
<b>Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Inv Ref	Date	Name	Property Address	Rental Income Received	1st DOT Cash Collateral Order	Account	Amount	Property Total
219	06/13/2025	PPL Electric	6961 Sterling Road, Harrisburg, PA	No	No	Electric Bill - Final	46.86	
220	05/22/2025	PPL Electric	6961 Sterling Road, Harrisburg, PA	No	No	Electric Bill	104.61	
221	05/13/2025	State Farm	6961 Sterling Road, Harrisburg, PA	No	No	Insurance	56.83	
						Total Due RealMarkets		208.30